150.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,300 / 831,300
					USE VALUE:	831,300 / 831,300
					ASSESSED:	831,300 / 831,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BREED JUDY
Owner 2:	
Owner 3:	
Street 1:	141 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHAKRAVERTI MEENAKSHI -
Owner 2:	WUERTHWEIN FRANK K -
Street 1:	141 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1668 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	383,000		448,300	831,300
Total Card	0.107	383,000		448,300	831,300
Total Parcel	0.107	383,000		448,300	831,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 498.38 | /Parcel: 498.3

Legal Description

User Acct 98673

GIS Ref

GIS Ref

Insp Date 03/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0012.0

!11703!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,000	0	4,680.	448,300	831,300	831,300	Year End Roll	12/18/2019
2019	101	FV	289,800	0	4,680.	420,300	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	289,800	0	4,680.	347,400	637,200	637,200	Year End Roll	12/20/2017
2017	101	FV	289,800	0	4,680.	319,400	609,200	609,200	Year End Roll	1/3/2017
2016	101	FV	289,800	0	4,680.	291,400	581,200	581,200	Year End	1/4/2016
2015	101	FV	274,300	0	4,680.	285,800	560,100	560,100	Year End Roll	12/11/2014
2014	101	FV	274,300	0	4,680.	265,600	539,900	539,900	Year End Roll	12/16/2013
2013	101	FV	274,300	0	4,680.	252,700	527,000	527,000		12/13/2012

PRINT

Date	Time
12/11/20	01:50:34

LAST REV

Date	Time
04/23/18	11:53:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11703

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAKRAVERTI MEE	39394-222		6/2/2003		408,000	No	No		
SEVOIN PAUL	31486-519		6/8/2000	Family	320,000	No	No		
	7901-377		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	98673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2005	511	Porch	5,000					RENOVATE FRT PORCH
9/19/2003	871	Dormers	42,000	C		G6	GR FY06	REAR DRMR+NEW BTH+

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	BS	Barbara S
2/24/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	355	PATRIOT
8/9/2005	Fieldrev-Chg	BR	B Rossignol
8/25/2003	MLS	MM	Mary M
9/12/2000	MLS	MM	Mary M
12/9/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,322 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LIGHT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27949643
Const Adj.:	0.98990101
Adj $ / SQ:	164.655
Other Features:	98250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470511
Depreciation:	87515
Depreciated Total:	382996

COMMENTS

6-2004 GAS FP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

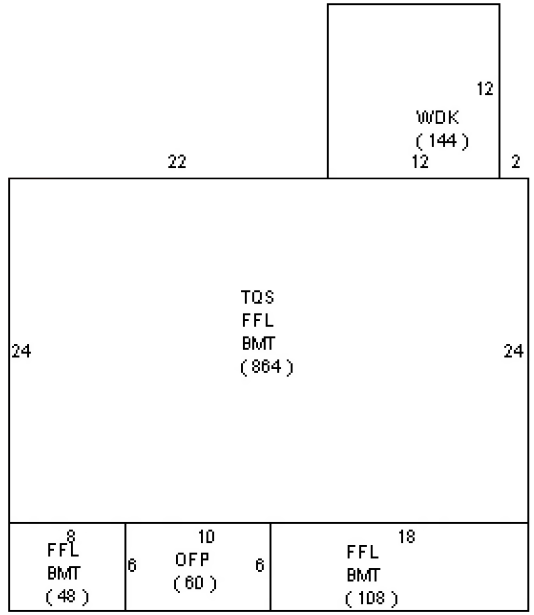
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.12
Special Features:	0	Val/Su Net:	132.43
Final Total:	383000	Val/Su SzAd	229.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	49.400	50,384
FFL	First Floor	1,020	164.650	167,948
TQS	3/4 Story	648	164.650	106,696
WDK	Deck	144	12.810	1,845
OFP	Open Porch	60	43.560	2,613

Net Sketched Area:	2,892	Total:	329,486
Size Ad	1668	Gross Are	3108	FinArea	1668
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	